

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Titan Montage 5, LLC.
5700 University Blvd. SE, Suite 300
Albuquerque, NM 87122

Project# PR-2021-005745
Application#
SD-2024-000141 FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

A-1-A-2, MESA DEL SOL INNOVATION PARK
zoned **PC**, located on **DIEBENKORN** between
DEKOONING and **STRYKER** containing
approximately **31.8** acre(s). (**R-15, S-15**)

On October 9th, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request for a Final Plat to subdivide an existing tract (Tract A-1-A-2 of the Mesa del Sol Innovation Park) into 186 lots, 23 parcels, and 12 alley tracts, and grant easements as depicted on the Plat.
2. A Preliminary Plat for this project (PR-2021-005745/SD-2023-00143), was approved by DHO on September 13, 2023.
3. An Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List with the Preliminary Plat was recorded and included with the Final Plat application submittal.
4. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.
5. Per 6-6(L)(3)(b), this Final Plat was approved because it included all changes, conditions, and requirements contained in the Preliminary Plat approval.

6. The property is zoned PC. Future development must be consistent with the Mesa del Sol Master Plan/Framework.
7. Per 6-6(L)(2)(d)(8), the applicant shall then record the final plat with the Bernalillo County Clerk as soon as possible, but in no case more than 30 consecutive days from the date of the last signature on the final plat, or the subdivision shall be voided.

CONDITIONS

Final sign-off of the Plat by DFT staff is conditioned as follows:

Water Authority:

- Addition of language to call out public water and public sanitary sewer easements granted to the Water Authority.
- Add the following note to the plat: "ABCWUA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement."

Planning:

- The Project and Application numbers must be added to the Plat.
- A copy of the AGIS-approved DXF file must be submitted.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.

Transportation:

Amend the Infrastructure List to match the Plat, specifically:

- ROW of Gilpin must be 52' rather than 47'.
- The landscape buffers must be 6' rather than 2.5'.

Official Notice of Decision

Project # PR-2021-005745 Application# SD-2024-00141

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Sincerely,

Brennon Williams

[Brennon Williams \(Oct 13, 2024 14:58 MDT\)](#)

Brennon Williams

Development Hearing Officer

BW/rw/jr

Scott Eddings, 333 Rio Rancho Blvd., Suite 101, Rio Rancho, NM 87122







PR-2021-005745_October_9_2024-Notice of Decision_DHO

Final Audit Report

2024-10-13

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